

**C&R**

Commercial & Residential  
Properties

Offers in excess of £130,000  
Fusion 9, Middlewood Street, Salford, M5 4LH



 **2**  
Bedrooms

 **2**  
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
[enquiries@candrproperties.co.uk](mailto:enquiries@candrproperties.co.uk)

0161 227 9990





Offered to the market with no onward chain. C & R City are pleased to bring to the market a well presented, two bedroom, two bathroom ground floor apartment in the ever popular Fusion Building, Middlewood Street, Salford, M5. The apartment is within walking distance to Manchester City Centre and benefits from a spacious living room, seperate kitchen, master bedroom with master en-suite, a second bedroom and a three peice bathroom suite. Excellent first time purchase or buy to let investment. Currently tenanted until 30th April 2025 acheiving £1,200pcm. Early viewing highly recommended.

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**Lounge** 4.16m x 2.80m (13' 8" x 9' 2")

Double glazed double doors open to Juliet balcony & patio area. Electric heater. Double doors open to kitchen.

**Kitchen** 2.69m x 2.45m (8' 10" x 8' )

Fitted with a range of wall and base units with matching work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Oven and four ring hob with stainless steel extractor unit over.

**Master Bedroom** 4.26m x 2.59m (14' x 8' 6")

Featuring a Juliette balcony, Complete with a ceiling light point, electric heater and wood laminate flooring.

**En-Suite** 1.76m x 2.02m (5' 9" x 6' 8")

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C.

**Bedroom Two** 3.39m x 1.80m (11' 1" x 5' 11")

Complete with a ceiling light point, double glazed window and electric heater.

**Bathroom** 2.79m x 1.81m (9' 2" x 5' 11")


Fitted with a white three piece suite comprising; wash hand basin, panelled bath with shower over and low level WC. Tiled floor and walls. Spotlights to ceiling.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagix 12/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Fusion 9, M5 4LH

